



# Staff Report

## Rezoning

Case #: Z-2019-02-00058

### Attachments:

Staff Report, Photos, Survey, Application, Future Land Use Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, March 7, 2019

City Council Introduction: Tuesday, March 12, 2019

City Council Final: Tuesday, March 26, 2019

### City Council Request (Ordinance):

Introduction to an Ordinance for a rezoning request by Plantation Management Company LLC to rezone Blk 10 of the Barber Addition located at 800 S. Oak St. in accordance with survey by R. James Tatum dated 1/22/1998 from RM-2 to C-N (Z-2019-02-00058) recommend approval by Zoning Commission

### Site Information:

**Location (Address):** 800 S Oak St

**Council District:** City Council District 2

**Existing Zoning:** RS-3

**Future Land Use:** Mixed Use

**Existing Land Use:** Nursing Home

### Site Description:

Exiting nursing home located on S. Oak St. (Heritage), all of BLK 10 in Barber Addition. Frontage on S. Oak St. and 2nd Ave. Lateral L-2E crosses the northern section of the property

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family-RM-3
South	Undeveloped/I-L (across 2nd Ave)
West	Undeveloped/RM-2
East	Commerical/C-H, C-N

### Additional Information:

Structures built in 1967.

Use is currently considered a non-comforming use. Master Plan encourages correcting non-comforming uses

**Findings:**

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
  - Light and air?
  - Traffic congestion or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** Dr. Mohammad Cheema (representative)

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend approval to rezone from RM-2 to C-N

**For:** Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith

**Against:** NONE

**Abstain:** NONE

**Absent:** NONE

**Ordinance to Read:**

WHEREAS, on March 7, 2019 the Hammond Zoning Commission held a public hearing for a rezoning request by Plantation Management Company LLC to rezone Blk 10 of the Barber Addition located at 800 S. Oak St. in accordance with survey by R. James Tatum dated 1/22/1998 from RM-2 to C-N (Z-2019-02-00058) and recommend approval.

NOW, THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves the rezoning request by Plantation Management Company LLC to rezone Blk 10 of the Barber Addition located at 800 S. Oak St. in accordance with survey by R. James Tatum dated 1/22/1998 from RM-2 to C-N









APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 -- FAX: (985) 277-5638

FILING DATE: 1/24/19

PERMIT# Z-2019-02-00058

The next Zoning Commission Meeting will be held on 3/7/2019, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: [X] REZONING [ ] CONDITIONAL USE [ ] EXPANDED --OR-- [ ] RESTRICTED [ ] INITIAL ZONING/ANNEXATION

REZONING FEE: [ ] Single Lot \$120.00 [X] Block or Area \$250.00 (Fees are not refundable based on decisions) Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# 01254502
SITE ADDRESS: 800 S. Oak Street, Hammond, LA
Legal Description or Survey: See attached
PROPERTY OWNER NAME: Plantation Management Company, L.L.C.
Owner Address: 301 Veterans Blvd, Denham Springs, LA 70726
Telephone: (225) 664-6697 or Cell #: (225) 936-5480

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Scott H. Quirk
COMPANY NAME: Plantation Management Co. LLC
Applicant Mailing Address: 301 Veterans Blvd, Denham Springs, LA 70726
Applicant Telephone: (225) 664-6697 or Cell #: (225) 936-5480

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
REQUESTED ZONING: MX-N MX-C MX-CBD [C-N] C-H C-R I-H I I-L
REASON FOR REZONING: Sale of Property Pending - Facility Closing
SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a \_\_\_ District to a CN District. I/We fully understand and agree to abide by the zoning restrictions for a CN District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X [Signature]
APPLICANT SIGNATURE

1/23/2019
DATE

X [Signature]
OWNER(S) SIGNATURE

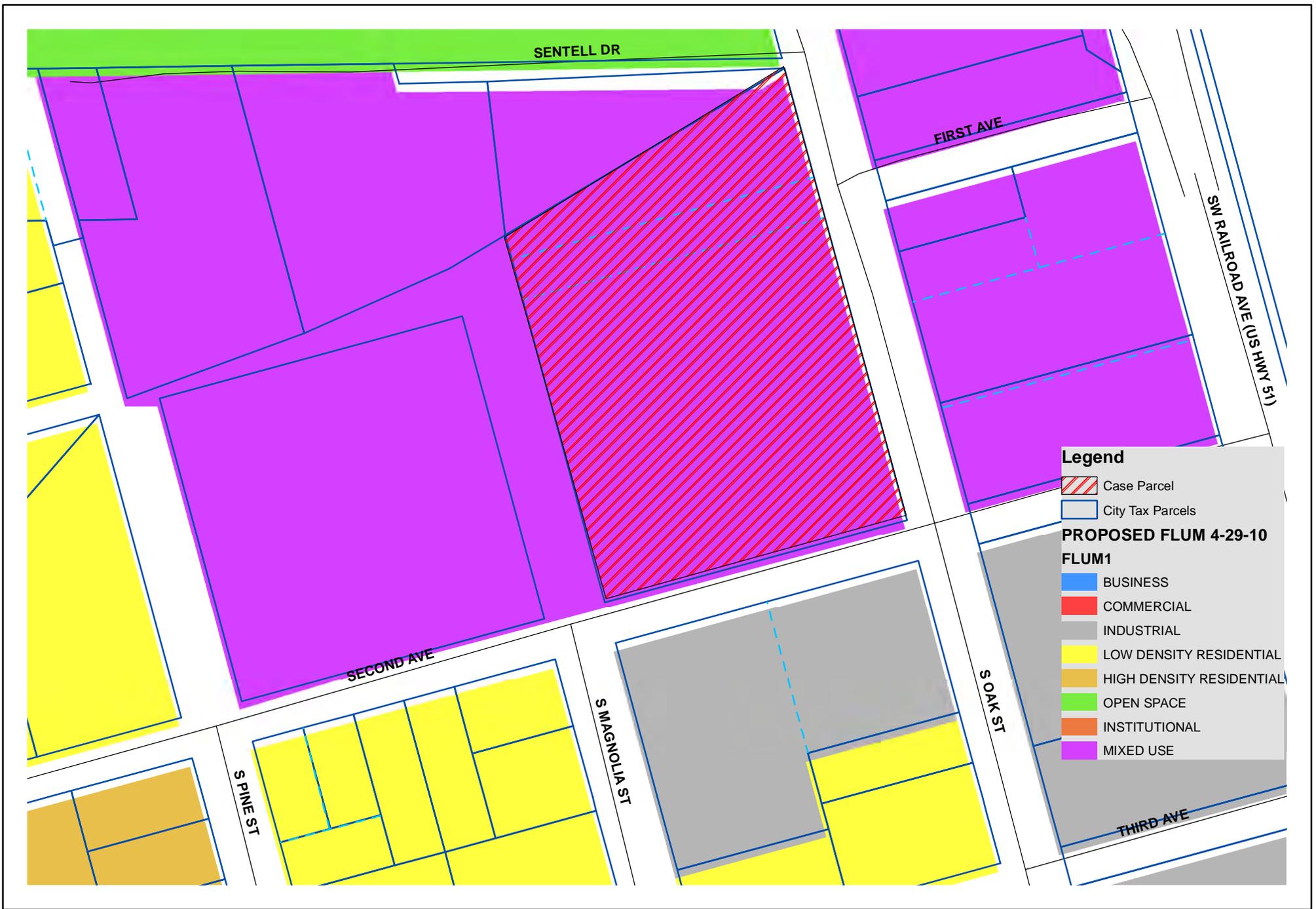
1/23/2019
DATE

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CITY PLANNER

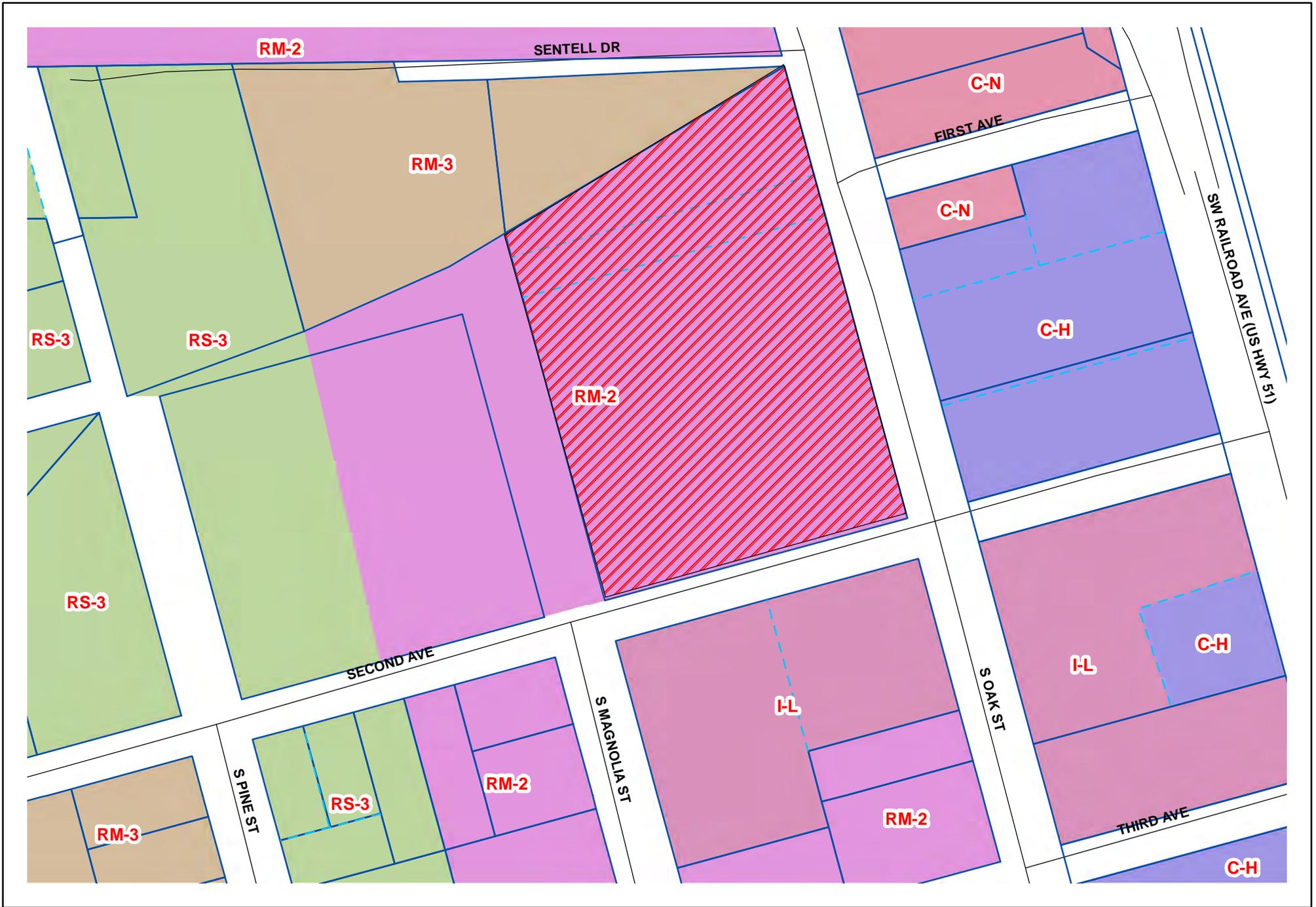
DATE

AMOUNT PAID \$ 250.00 CHECK# 4001 CASH [ ] DATE PAID 2/11/19

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800 S. Oak Street  
 Z-2019-02-00058  
 REZONING



800 S. Oak Street  
 Z-2019-02-00058  
 REZONING

**Legend**

-  Case Parcel
-  City Tax Parcels



800 S. Oak Street  
Z-2019-02-00058  
REZONING

**Legend**

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